

SNAPSHOT of HOME Program Performance--As of 09/30/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:							
				PJs in State:	29		
% of Funds Committed	96.22 %	97.78 %	21	95.51 %	57	61	
% of Funds Disbursed	92.75 %	92.74 %	14	87.58 %	73	75	
Leveraging Ratio for Rental Activities	56.49	5.04	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.72 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	68.37 %	69.83 %	19	71.17 %	33	36	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	82.04 %	1	81.54 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	36.34 %	29	45.68 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.47 %	1	96.19 %	100	100	
Overall Ranking:			In State:	19 / 29	Nationally:	46 43	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$62,500	\$19,909		\$27,510	4 Units	1.60 %	
Homebuyer Unit	\$17,007	\$16,414		\$15,239	245 Units	98.40 %	
Homeowner-Rehab Unit	\$0	\$16,120		\$20,932	0 Units	0.00 %	
TBRA Unit	\$0	\$5,736		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

\$143,729

\$102,649

\$98,643

\$124,222

\$42,221

\$77,150

\$0

\$16,377

\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.9 %

1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	100.0	6.1	0.0	0.0
Black/African American:	0.0	86.9	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	2.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.1	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	100.0	24.9	0.0	0.0
2 Persons:	0.0	30.6	0.0	0.0
3 Persons:	0.0	20.8	0.0	0.0
4 Persons:	0.0	11.8	0.0	0.0
5 Persons:	0.0	7.3	0.0	0.0
6 Persons:	0.0	2.4	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	1.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	27.3	0.0	0.0
Elderly:	100.0	1.6	0.0	0.0
Related/Single Parent:	0.0	52.2	0.0	0.0
Related/Two Parent:	0.0	17.1	0.0	0.0
Other:	0.0	1.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester State: PA Group Rank: 46
 (Percentile)
 State Rank: 19 / 29 PJs Overall Rank: 43
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	68.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.01	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

